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December 14, 2015

Mr. Dan Heffernan
Environmental Protection Agency, Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129
Phone 303.312.7074
Via email: Heffernan.Daniel@epa.gov

Re: Cheyenne West Edge District: USEPA Brownfields Combined Hazardous Materials and Petroleum Assessment Grant

Dear Mr. Heffernan:

The City of Cheyenne (City), together with the Downtown Development Authority (DDA) and Laramie County is submitting the enclosed proposal for a US EPA Brownfields Coalition Assessment Grant. The Coalition is seeking a \$600,000 US EPA-funded grant to conduct a community-wide brownfield assessment of hazardous substance and petroleum contaminated properties that fall within an area known as the West Edge located in the City of Cheyenne, Laramie County, Wyoming.

The West Edge is an approximately 85-block area adjacent to downtown Cheyenne and bordered by Crow Creek to the southwest, the Union Pacific railroad (UPRR) to the southeast, Capitol Avenue to the northeast, and 24th Street to the northwest. See Appendix A for a project location map. This area is referred to as Cheyenne's Historic "West Edge" and embodies the agricultural and industrial heritage of Cheyenne. The district is bisected by an active railroad and includes a collection of businesses and brick warehouses that provide visible and enduring landmarks and icons for downtown.

The Cheyenne Coalition has successfully managed its first 2011 EPA BCA Grant focusing on the West Edge. We have expended all or nearly all of the initial 2011 grant funds conducting 28 Phase I's and 7 Phase II's and spurring considerable interest and initial public/private investment into the West Edge. However, there is still more to be done to reach our community goals of revitalizing this neighborhood in our City. The West Edge is characterized by blighted areas. The historical and current potential for flooding in these areas hinders the successful redevelopment of these properties. Additionally, potential contamination associated with these blighted properties causes further deterioration of water quality prior to discharge to Crow Creek and other Laramie County waterways. Award of an additional EPA Coalition Assessment Grant will provide the community an opportunity to continue its successful efforts in spurring private investment into the redevelopment of blighted areas within and adjacent to the City's downtown area. The following is required applicant information to be included as part of this Grant Application:

A. Applicant Identification

City of Cheyenne, 2101 O'Neil Avenue, Cheyenne, WY 82001.

B. Applicant DUNS Number: 075758169

C. Funding Requested: The Coalition is requesting a Coalition Assessment Grant in the amount of \$600,000. Contamination includes hazardous substances (\$400,000) and petroleum (\$200,000).

D. Location: The City of Cheyenne is located in Laramie County in the state of Wyoming.

E. Site Specific: This is a community-wide application and does not include site-specific information.

F. Project Contacts:

Project Director – City of Cheyenne

Mr. Bob Bradshaw

Special Projects Director

2101 O'Neil Ave., Cheyenne, Wyoming

Phone: (307) 637-6328 Fax: (307) 235-8362

Chief Executive

Mr. Richard L. Kaysen

Mayor

2101 O'Neil Ave., Room 310, Cheyenne, WY

Phone: (307) 637-6300

G. Date Submitted: December 15, 2015 via www.grants.gov

H. Project Period: Three Years.

I. Population: 62,448 (2014 Estimate available from <http://www.census.gov>)

J. Regional Priorities Form/Other Factors Checklist: Please see attached.

Thank you for your thoughtful consideration of our grant request. Cheyenne and its Coalition Partners are in full support of this application. We trust you will partner with us in creating a Cheyenne that is diverse, healthy, resilient and worthy of an award.

Sincerely,



Richard L. Kaysen

Mayor

Appendix 3
Regional Priorities Form/Other Factors Checklist

Name of Applicant: Cheyenne, Wyoming

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 8: Protect/Enhance Water

Page Number(s): Page 4, Page 6, Page 13

This regional priority includes proposed projects which will reduce threats to human health and the environment from the release of hazardous substances, pollutants or contaminants, by supporting efforts to protect or enhance water supplies, including surface water, ground water and/or storm water infrastructure. EPA Region 8 is particularly interested in projects that improve or protect the quality of water associated with brownfield sites or where by addressing the brownfield site it will reduce threats to nearby residents.

The City of Cheyenne wants to assist our greater community by being the applicant for an EPA Coalition Partnership Assessment Grant. The Cheyenne Coalition has successfully managed its first 2011 EPA BCA Grant focusing on the West Edge. We have expended all or nearly all of the initial 2011 grant funds conducting 28 Phase I's and 7 Phase II's and spurring considerable interest and initial public/private investment into the West Edge. However, there is still more to be done to reach our community goals of revitalizing this important neighborhood in our City. With its downtown location, existing infrastructure, and adjacency to key community assets, the West Edge should be a vibrant, attractive, and inviting place to live and work. Unfortunately, the West Edge suffers from impediments to fulfilling its potential.

The West Edge suffers from multiple social and public health concerns, including a lack of dedicated public green space and pedestrian friendly corridors, a lack of basic community amenities (including grocery and pharmaceutical stores and affordable and desirable housing), and significant storm water management problems. Cheyenne's Downtown and West Edge are located in a low point at the catchment area for Cheyenne's Capitol Drainage Basin. As a result, storm water inundation of these neighborhoods frequently can be as much as two feet deep as a result of typical storm events. This represents both a critical life-safety hazard, as well as a significant property damage hazard. The economic impact due to flooding can be quite severe for the City. The Cheyenne coalition has successfully leveraged the initial \$1 million in Federal EPA grant funds spurring private investment and, while, extensive storm drainage infrastructure is now under design and funded for construction, there remains a significant portion of storm drainage projects as well as park amenities and social gathering spaces yet to be funded and built.

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	X 9, 10
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	X

Ranking Criteria for Assessment Grants – City of Cheyenne, WY Coalition Partnership

1. Community Need [50 Points]

a. Targeted Community and Brownfields [25 Points]

i. Targeted Community Description [5 Points] - The City of Cheyenne is a municipality of 62,448 people (2014 U.S. Census estimate) in the southeast corner of the state of Wyoming, Laramie County. The City serves as the governmental seat for Laramie County and is the State capital. Minorities account for 15% of the population of Cheyenne. The population of Cheyenne is growing older, with the elderly comprising approximately 22.7% (*PlanCheyenne*, 2014). Cheyenne also has a large population of grandparents as caregivers, single mothers, and 5% of the population on public assistance. A large percentage of sensitive populations live within and adjacent to blighted and flood-prone areas of Cheyenne's West Edge District.

The West Edge is an approximately 85-block area adjacent to downtown Cheyenne and bordered by Crow Creek to the southwest, the Union Pacific railroad (UPRR) to the southeast, Capitol Avenue to the northeast, and 24th Street to the northwest. See Appendix A for a project location map. This area is referred to as Cheyenne's Historic "West Edge" and embodies the agricultural and industrial heritage of Cheyenne. The district is bisected by an active railroad and includes a collection of agricultural businesses and brick warehouses that provide visible and enduring landmarks and icons for downtown. The West Edge contains several community assets including the Laramie County Public Library, Saint Mary's Elementary School, The Wyoming Tribune Eagle, the Dinneen Building, a public parking structure, new Public Safety Center, and several state, county, and local government buildings. In addition, the Union Pacific Depot Plaza and Museum, the Wyoming State Capitol Building, the Herschler Building, the Mahoney Federal Center, and the Supreme Court Building are all located adjacent to the West Edge.

ii. Demographic Information [5 Points]

Demographic	West Edge ³	City of Cheyenne	Laramie County	Wyoming	United States
Population ¹	4,038	60,528	93,073	570,134	311,536,594
Unemployment ¹	9.12%	5.3%	5.1%	3.7%	6.2%
Poverty Rate ¹	13.9%	12.2%	10.8%	11.5%	15.4%
Poverty Rate for Families with Children under 5 years	17.0%	11.9%	16.3%	14.4%	18.6%
Poverty Rate for People 65 years and over	13.6%	5.8%	5.5%	6.4%	9.4%
Minority ^{1,2}	36.4%	29.3%	24.8%	18.3%	43.9%
Hispanic or Latino ¹	20.2%	14.8%	13.1%	8.9%	16.3%
Median Household Income ¹	\$33,088	\$52,848	\$55,864	\$57,406	\$53,046
Median Family Income ¹	\$50,341	\$66,508	\$69,621	\$71,081	\$73,487
No H.S. diploma ^{*1}	12.8%	6.9%	12.4%	14.4%	15.6%
Vacant Housing Units ¹	20.4%	8.9%	9.2 %	15.3%	12.5%
Housing Units with Monthly Costs >30% of Owner Income ¹	33.1%	27.5%	26.3%	24.3%	35.5%

¹ 2009-2013 American Community Survey (ACS) 5-year Estimates, available from factfinder2.census.gov, all ACS data is estimated with varying amounts of error

² Minority defined as persons who identify as Hispanic or Latino and all other persons that are not "White alone"

³ The West Edge area roughly consists of Census Tract 7 (56021000700)

* Age 25 and older

Ranking Criteria for Assessment Grants – City of Cheyenne, WY Coalition Partnership

When compared to City, County, State, and National demographics, it is obvious that the West Edge is struggling with widespread disinvestment and economic hardship. The West Edge is home to many of Cheyenne's poor and minority residents, and the population is declining. Between 2010 and 2012, the population of the City of Cheyenne increased at an annual rate of 1.9%. Conversely, the population of the West Edge decreased at an annual rate of 3.5%. The City of Cheyenne itself has a median household income that is only slightly lower than the State average. The West Edge, on the other hand, has a median household income (\$33,088) that is over 37% lower than the City, County, State, and National values (2009-2013 ACS). The economic condition present in the West Edge as detailed by the 2009-2013 ACS data continues to pose a serious challenge to investors interested in redeveloping potentially contaminated properties in key locations adjacent to and/or including our catalyst sites in the West Edge.

iii. Description of Brownfields [10 Points]– The Cheyenne Coalition has successfully managed its first 2011 EPA BCA Grant focusing on the West Edge. We have expended all or nearly all of the initial 2011 grant funds conducting 28 Phase I's and 7 Phase II's and spurring considerable interest and initial public/private investment into the West Edge. However, there is still more to be done to reach our community goals of revitalizing this important neighborhood in our City. With its downtown location, existing infrastructure, and adjacency to key community assets, the West Edge should be a vibrant, attractive, and inviting place to live and work. Unfortunately, the West Edge suffers from impediments to fulfilling its potential, including 1) vacant and underperforming buildings and businesses, 2) vacant and parking-dominated parcels, which are often held by out-of-town owners, 3) gaps in the retail menu, 4) limited housing choices, 5) an economic climate that fails to generate enough return to justify rehabbing old buildings, and 6) auto-oriented circulation patterns, most notably caused by Lincolnway, a major arterial roadway on the southern edge of the "West Edge" district. The presence of brownfield sites in the West Edge clearly inhibits goals set forth in the community's *PlanCheyenne* comprehensive planning document by inhibiting the vitality of the downtown Cheyenne area and undermining the economy by limiting business and residential growth. Because of historic land uses, these areas, which are all central to the City and integral to overall community vitality, have not realized their potential to attract new investment and serve their neighborhoods and meanwhile still pose a threat to human health and the environment. Barriers to brownfield redevelopment in Cheyenne include the environmental condition of the properties and blight that reinforce the negative perception in certain areas within the City. These negative perceptions combined with the existing economic conditions of the population residing in the West Edge remain a continuing impediment to significant private investment into this important area. Key events that have contributed to disinvestment in the West Edge include:

- The 2010 departure of the Safeway Food Store at 25th and Pioneer, which left the area without a grocery store and turned the West Edge into a food desert.
- Closure of Roedel's in 2007 at 21st and Carey, leaving the area without a drug store or variety store.
- The arson-attributed fire that consumed Mary's Bake Shoppe in 2004, leaving a gap between the Hynds Building and Wyoming Home on Lincolnway.

Perhaps the largest source of disinvestment is simply the erosion of downtown's relevance to people's daily lives. The West Edge has witnessed a mass exodus of businesses and residents to new buildings and auto-friendly, suburban-style land use patterns. Shoppers and their dollars have been drawn to Dell Range – the home of the City's mass retailers located along the northern edge of the community. The West Edge is left with an unsustainable business mix and has become known primarily for its civic and institutional uses. Currently, the West Edge is dominated by empty storefronts, vacant buildings, vacant lots, and outsized parking areas that dwarf nearby buildings. Quantitatively, the West Edge has over 35 acres of vacant, developable land. A host of minor issues also plague the West Edge, including deferred

Ranking Criteria for Assessment Grants – City of Cheyenne, WY Coalition Partnership

maintenance, absentee owners, litter, snow piles, uneven parking enforcement, cluttered alleys, dirty windows, panhandlers, battered utility boxes, forlorn planters, cracked sidewalks, and boarded-up transoms. While these minor issues are enough to discourage many potential investors and patrons, this area is beginning to attract millennials and relocation interest from key high tech firms. Continued EPA investment into brownfield assessment of additional catalyst sites in the West Edge could very well help the Coalition in “turning the corner” on revitalization of this area.

iv. Cumulative Environmental Issues [5 Points] - The West Edge suffers from multiple social and public health concerns, including a lack of dedicated public green space and pedestrian friendly corridors, a lack of basic community amenities (including grocery and pharmaceutical stores and affordable and desirable housing), and significant storm water management problems. According to multiple studies, the conclusions of which are summarized at ProjectEvergreen.org, proximity to green spaces is associated with multiple lifestyle benefits, including reductions in stress, ADD symptoms, crime, and road rage. Unfortunately, the West Edge includes a contiguous 85-block area with little to no green space. Within this area, there are over 35-acres of barren, vacant land. This absence of green space also corresponds to a lack of pedestrian amenities. Many roadways in the West Edge lack clearly marked pedestrian crossings; have narrow, cracked, or nonexistent sidewalks; and/or do not have setbacks between adjacent uses to buffer the impacts of traffic. The active Burlington Northern Santa Fe (BNSF) railroad transects the West Edge and includes nine railroad crossings, only one of which includes dedicated pedestrian crossing walkways.

According to the U.S. Department of Agriculture (USDA), Cheyenne’s West Edge is classified as a food desert and has a relatively high number of households (8.8%) without vehicles that are more than 0.5 miles from a supermarket. Food deserts are defined as areas that lack access to fresh fruit, vegetables, and other healthful whole foods and are usually found in impoverished areas. Food deserts are often short on whole food providers and heavy on local quickie marts that provide processed, sugar, and fat laden foods that are known contributors to our nation’s obesity epidemic. The Coalition’s efforts in managing its initial EPA BCA grant has led to renewed interest by potential investors in developing a critically-needed grocery store in the West Edge. In addition to its classification as a food desert, Cheyenne’s West Edge also has a lack of desirable and affordable housing. Over 20% of the housing units in the West Edge are vacant, including a 12% vacancy rate for homeowners (2009-2013 ACS). Housing choices in the West Edge are most appealing to low-income residents; many poor and minority residents are concentrated in the West Edge area. Median house values in the West Edge are significantly lower than the corresponding City and State values. Additionally, due to lower income, over 33% of mortgage-holding West Edge homeowners pay more than 30% of their income towards monthly housing costs (2009-2013 ACS). The West Edge has a median household income and a per capita income that are lower than the national average and a poverty rate much higher (<http://www.city-data.com/city/Cheyenne-Wyoming.html>). This combination leads to many properties being run-down and contributes to the overall negative perception of the area.

b. Impacts on Targeted Community [10 Points] - The effects of blight and potential contamination associated with brownfield sites can weigh heavily on communities. Communities with multiple brownfields, such as we have, tend to have multiple public health issues: reduced property values, increased potential for exposures to harmful chemicals, increased crime rates, substance abuse, lack of green space or areas for recreation, decreased access to healthy foods, poor air quality, contaminated soil or water, and elevated blood lead levels or asthma prevalence, among others. Many of Cheyenne’s transient population congregate and live homelessly within the West Edge. Revitalization of the West Edge combined with the community’s future improvements to its Comea Shelter will significantly help this sensitive population. These barriers are further compounded due to inadequate storm water management of the downtown, resulting in historical and ongoing flooding of these blighted and contaminated areas.

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Cheyenne's Downtown and West Edge are located in a low point at the catchment area for Cheyenne's Capitol Drainage Basin. As a result, storm water inundation of these neighborhoods frequently can be as much as two feet deep as a result of typical storm events. This represents both a critical life-safety hazard, as well as a significant property damage hazard and is a Regional Priority for EPA Region 8. The economic impact due to flooding can be quite severe for the City. The City suffered \$63,000,000 in property damages in the record setting 1985 storm event with much of that damage occurring in the downtown and West Edge. Cheyenne and its coalition partners have begun to effectively address storm water management with their initial planning activities funded through their 2010 EPA BCA Grant. The Cheyenne coalition has successfully leveraged the initial \$1 million in Federal EPA grant funds to over \$16 million in federal, state and local grant, loan, and special purpose use tax funds to help fund over \$11 million in critically needed public infrastructure for the West Edge. A continued investment of EPA BCA finds will go a long way in helping us to continue our grant strategy and leverage additional state and federal funds for still needed public infrastructure in addressing this EPA Regional Priority.

This public investment in the West Edge is now spurring private investment and, while, extensive storm drainage infrastructure is now under design and funded for construction, there remains a significant portion of storm drainage projects as well as park amenities and social gathering spaces yet to be funded and built. The Capitol Drainage Basin is an urban watershed within the corporate limits of the City with a total drainage area of 11.7 square miles. Much of the Capitol Drainage Basin development occurred prior to any serious thought to water quality issues and preservation of the community's natural resources. Prior to development, the Capitol Drainage Basin had several natural confluences with Crow Creek. Since construction of the UPRR and the BNSF rail yards and main line tracks, drainage has been consolidated and directed into the City's downtown and West Edge neighborhoods where it is then conveyed to Crow Creek. The City Engineer's Office, the 2000 Surface Water Drainage Committee, the City's Hazard Mitigation Planning Committee, the City's Flood Hazard Mitigation Planning Committee, the Wyoming Department of Environmental Quality (WDEQ), and the Laramie County Conservation District have all concurred that there is critical need for both flood control and water quality measures in the City's Lower Capitol Basin. Additionally, the WDEQ – Water Quality Division (WQD) 2007-2008 Water Quality Assessment Report for Crow Creek, South Platte Basin, indicates that the City of Cheyenne has a major impact on the water quality of Crow Creek, primarily through excess sediment contribution, the primary source of which is excess sediment loading from stormwater runoff. The potential contamination associated with extensive blighted areas within the West Edge causes further deterioration of water quality from runoff prior to discharge to storm sewer outfalls located in Crow Creek and, again, is an EPA Regional Priority.

The West Edge suffers from widespread environmental contamination. Contaminants identified within the 2015 EPA BCA Grant project area include PCE, heavy metals, manufactured gas wastes, and petroleum hydrocarbons. Brownfields located near schools and parks and within or near residential neighborhoods present a threat to human health through direct contact and ingestion of contaminants and/or exposure to airborne particulates and volatile compounds. Identified brownfield sites are located within 300 feet of St. Mary's Catholic School and directly adjacent to residential housing. The migration of contaminants from many of these sites, via storm water and/or groundwater, also pose a threat to the aquatic ecosystem of Crow Creek. The historic Steam Plant and the City Pump House (two of the catalyst sites from the initial assessment efforts) are within 800 and 200 feet of Crow Creek, respectively. There have been two Major Disaster Declarations in the Cheyenne area since September 14, 2013 (<https://www.fema.gov/disasters>). The September 2013 declaration affected areas immediately south of Cheyenne with major flooding in Larimer County. The most recent declaration occurred in June 2015 and affected nearby areas to the north

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and east of Laramie County. The prevalence of brownfields within Cheyenne's West Edge neighborhood represents a significant environmental and social justice concern. Cheyenne's impoverished and minority residents are concentrated in this area, exposing these populations to environmental and health hazards. Residential units within the West Edge are squeezed around the assorted vacant lots, abandoned industrial and commercial buildings, and underutilized parking and storage areas. As evidenced by the demographic data in section 1.i, the West Edge includes a high percentage of minority residents and residents living in poverty. The poverty rate in the West Edge is noticeably higher than the City poverty rate, and the poverty rates for families with children under the age of 5 (17%) and for people 65 and over (13.6%) are higher than the City (11.9%, 5.8%) and County (16.3%, 5.5%) poverty rates for the same demographics. Moreover, the West Edge has a disproportionate percent of minority residents (36.4% versus 29.3% City-wide and 24.8% County-wide) and a high unemployment rate (9.12% versus 5.3% City-wide and 5.1% County-wide) (<http://www.Wyominghealthmatters.org>) all of which contribute to the negative perception of the area.

c. Financial Need [15 Points]

i. Economic Conditions [5 Points] - According to the most recent ACS statistics, the City of Cheyenne has a median family income of \$66,508 and a median household income of \$52,848. These numbers are slightly below the Laramie County median family income of \$69,621 and median household income of \$55,864 and below the average values of \$73,487 and \$53,046 respectively, for the nation. According to the Bureau of Labor statistics, the unemployment rate in Cheyenne's West Edge was 9.12% as of August 2014, which is significantly higher than the average rate of unemployment of 3.7% in the state of Wyoming. Allowing brownfields properties to sit idle in areas such as Cheyenne that are undergoing economic hardships perpetuates an increase in these statistics. Redevelopment of brownfields properties will allow for creation of jobs, create a stronger tax base, and aligns with the goals and land use concepts set forth in the community's *PlanCheyenne*.

In April of 2014, Cheyenne completed an update to *PlanCheyenne*, an integrated City and County master plan that guides how and where growth will occur over the next 20 years. The ongoing need for increased development within and around Cheyenne is addressed in the Community Plan portion of *PlanCheyenne*. The Cheyenne coalition efforts are consistent and integrated with *PlanCheyenne*. Some of the concepts central to both the comprehensive plan and coalition planning efforts are described below:

- *Urban development focused within an urban services boundary (USB)* – the Plan acknowledges that a large amount of vacant land exists within the established USB and should be used for infill development to encourage efficient use of existing infrastructure and other essential, established services.
- *Variety of Housing* – the Plan recognizes the need to incorporate integrated, mixed-use development with a mixture of housing types with varied price ranges, unit sizes, and densities to attempt to meet the needs of all segments of the community.
- *A system of parks throughout the community* – the Plan recognized the importance of parks, open spaces, greenways, and connecting walking and biking trails to the community. The vision for the West Edge includes dedicated green space, improved sidewalks and streetscapes, and new parks that double as storm water management features.
- *Viable agricultural and ranch lands* – the Plan recognizes the importance of promoting agricultural, rangeland, and cropland conservation rather than urban sprawl.

ii. Economic Effects of Brownfields [10 Points] - Pressure for increased development and infrastructure improvements is further compounded as Wyoming sits on the verge of a potential oil boom. The Niobrara Shale located in southeastern Wyoming may hold between 1 million to 30 million barrels of oil per square mile. An oil boom would create an influx of new jobs, resulting in an even greater need for housing, infrastructure, and other services in Cheyenne and Laramie County. A front page story in the November

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26th Wyoming Tribune Eagle indicated that oil and gas activity had rebounded after several months of declines earlier in 2015. 510,000 barrels of oil were extracted in Laramie County in September of this year (tbrown@wyomingnews.com). As in other communities located around the Country, the current economic climate has had an impact on both the City and County's resources. Wyoming has recently cut back its contributions of mineral royalties to municipalities and Counties and sales tax revenues are forecast to be down considerably. Coal production in Wyoming is down 100 million tons in 2015 and expected to decrease by an additional 30 million tons in 2016 according to a recent article in the Casper Star-Tribune. The City has been struggling to balance its budget for this fiscal year in light of the financial shortfalls resulting from these events. All City departments have cut their respective operating budgets by 10% or more over the last year in an effort to balance this loss. Neither the City nor the County are in a position to subsidize the assessment costs of contaminated and blighted areas in the West Edge. Continued EPA investment is vital for our continued success in revitalizing the West Edge.

The redevelopment of brownfield properties would allow for infill, create much needed housing, and further the development of parks, trails and green space. This would align with the goals presented in *PlanCheyenne* and meet the need for increased development. However, prior to redevelopment, we must continue to inventory and prioritize brownfields properties that currently inhibit our growth. The continued investment of EPA funding would position the coalition partners to build on the successful efforts to date and assess many more properties that are potentially contaminated and laying idle. Funds to undertake this challenge are currently not available at the scale needed due to economic struggles already present within the City and County. Additional tax burdens on the citizens of Cheyenne and Laramie County are also not feasible at this time. Award to the Coalition of another EPA Brownfields Assessment grant would be the catalyst for continued success in redeveloping these blighted and potentially contaminated areas.

2. Project Description and Feasibility of Success [50 Points]

a. Project description, Project Timing and Site Selection [25 Points]

i. Project Description [15 Points] - The Coalition is requesting a \$600,000 Brownfields Coalition Assessment Grant to continue its efforts supporting brownfield redevelopment in the West Edge of Cheyenne where such redevelopment will reduce threats to health, welfare and the environment; eliminate blight; and create economic stimulus in the form of new jobs, taxes, and economic activity by accommodating the current and future demand for growth in Cheyenne and Laramie County. Assessment Grant funds will also be used to assess and support projects that will lead to increased and improved stormwater management. Such projects will in turn lead to increased protection of the local waterways and expansion of green space within the City. The Coalition will engage and work with local government officials and community-based organizations to identify all potential brownfields sites located within the West Edge. Site prioritization following property inventory will be based upon those sites characterized by the highest potential for contamination, flooding and stormwater runoff management issues in keeping with EPA Region 8's Regional Priorities, and with the highest potential for community benefit and economic impact resulting from assessment and cleanup. Should the Coalition be awarded the requested funds, a Memorandum of Understanding will be prepared and signed by all Coalition members. The Coalition will then solicit and retain a qualified environmental consultant who will lead the inventory, assessment, and remediation planning tasks on a determined schedule and meet project goals. The Coalition will continue its Brownfields Advisory Committee, which will serve as the public outreach forum for the project.

ii. Project Timing [5 Points] - Cheyenne has the requisite capability to administer the EPA grant funds based on the previous experience of key staff in federal and state grant management. Examples of previous grant management experience are provided in the "Programmatic Capability" section of this grant application. Multiple individuals and organizations will be involved to ensure the project's success. Shortly

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after the grant is awarded, the City will follow the procedures detailed in 40 CFR 31.36 for the procurement process to select the environmental consultant project team and will release a competitive, public Request for Qualifications to select the team deemed most qualified by a review committee. The City will also immediately begin the site selection process, making use of the broad community knowledge held by local community members and partnered community groups. Site access issues will be addressed when/if they arise, and will be taken into account.

To track the success of this grant, Cheyenne's project manager will record outputs in a comprehensive database as the grant is implemented. Contractors will be expected to report monthly on the work performed, including outputs or outcomes. The project manager will summarize outputs/outcomes in quarterly reports submitted to the EPA. This system will ensure that all milestones and deliverables are met/completed in a timely manner (less than three years) and are recorded as they are finished. The project manager will track data for both the Petroleum Assessment Grant and the Hazardous Substances Assessment Grant and will enter pertinent information into the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database.

iii. Site Selection [5 Points] - The first step in assessment will be the identification of potential properties to be considered under this project, and developing and implementing a site prioritization scheme. Criteria for properties to be selected will be based upon a number of factors, including our successful prioritization strategy for our 2011 EPA BCA and continued fit with the 2014 *PlanCheyenne* goals, developer interest, known past operations, suspected past operations, community input, visual inspections, known environmental issues, suspected environmental issues, and stormwater management/flooding issues. Final site selection will focus on those properties that are a redevelopment priority, and have the greatest potential to adversely impact the environment and the health and wellbeing of the community.

b. Task Descriptions and Budget Table [20 points]

i. Task Descriptions (15 points)

Task 1 – Site Inventory, Selection and Planning:

The Coalition anticipates site inventory development and brownfield planning costs of approximately \$57,000 including \$7,000 of "in-kind" service hours. This task includes costs associated with identifying and cataloging potential sites and costs for planning and developing and implementing a site prioritization scheme. The identification of properties will be incorporated into new stormwater facilities and park and greenspace amenities for the purposes of flood control and creation of best management practices for stormwater control. These activities will be conducted by the retained environmental consultant. Our Coalition communities have conducted important area revitalization planning over the past several years and have identified several areas most in need of revitalization and new investment that are tangibly impacted by the prevalence of Brownfields. We have had significant, tangible success in attracting investor interest in our catalyst sites but, there is still much work to be done. Because of historic land uses, these areas, which are central to the City and integral to overall community vitality, have not realized their potential to attract new investment and serve their neighborhoods, and meanwhile continue to pose a threat to human health. Moreover, many of these sites are located within the West Edge and prone to flooding. This focus area contains multiple sites where we believe Brownfields assessment funds could be further employed to improve public health, stabilize challenged neighborhoods, mitigate our significant flooding issues, and generate new economic growth.

Task 2 – Site Assessment:

Ranking Criteria for Assessment Grants – City of Cheyenne, WY Coalition Partnership

This task includes preparing site eligibility determinations and Phase 1 ESAs on potential redevelopment sites. All ESAs conducted with grant monies will comply with All Appropriate Inquiries and ASTM Standard E1527-13. While the total number of sites is unknown, Task 2 would likely encompass an estimated 10 Petroleum and 20 Hazardous Materials sites at an estimated cost of \$4,000 per Phase 1 ESA. Sites will be identified on an on-going basis within the grant period, using our community and coalition partners to promote this grant program to businesses, developers and site end-users so they can work with us in identifying sites that best fit mutual goals. This task also includes fees associated with the sites requiring Phase 2 assessments to delineate the presence, extent, and levels of environmental contaminants. This will include all preliminary and final reports, including preparation of a QAPP, SAP and HASP related to subsurface assessment work. Costs for Phase 2 Environmental Site Assessments are anticipated to range from \$18,000 to \$35,000 per site and will be based upon findings from Phase 1 ESA activities. QAPP/SAP/HASP development is anticipated to cover all potential sites and cost approximately \$12,000 to \$15,000. Site assessment costs are anticipated to be approximately \$430,000. We assume that approximately 30 Phase I ESA's at a cost of approximately \$4,000 each and 10 Phase 2 ESAs at a cost of approximately \$30,000 each will be completed under this grant.

Task 3 – Programmatic Costs

A majority of the resources for programmatic costs will be outsourced to an experienced consultant retained by the Coalition. This task will include leading and documenting the brownfield site selection process, coordinating and conducting meetings regarding this procedure, and other activities associated with assessment functions. Costs for these activities will include \$2,000 in Coalition staff time, \$6,000 for costs associated with travel, including travel to up to three annual US EPA Brownfields Conferences, \$2,000 for costs associated with the production and dissemination of informational materials, and \$25,000 for environmental consultant support.

Task 4 – Remediation Planning (ABCA)

This task includes preparing comprehensive Alternative Brownfield Cleanup Alternatives (ABCA) and Remedial Action Plans (RAPs) to address individual site contamination identified in the previous tasks. The plans will follow guidelines issued by the WDEQ under Remedy Selection and Implementation for sites within the Voluntary Remediation Program. These plans will actively incorporate projected development plans and long-term goals for the properties. Costs assigned to this task assume that eight hazardous substances sites and three petroleum sites will require preparation of these plans at a cost of approximately \$3,250 - \$3,500 per site for an estimated cost of \$36,000.

Task 5 – Community Outreach

The Coalition will continue to incorporate its Brownfields Advisory Committee to serve as the public outreach forum for the West Edge Brownfields Program. Leaders from within our Coalition partners' organizations will continue to appoint members to serve on the Committee, many of whom were engaged in the development of this grant application. Coalition staff will support community involvement by providing staff time for meeting facilitation, preparation of meeting materials and public notices, and related public education and outreach. These costs include contractual support in the coordination and conduction of community involvement outreach events, travel to and from such events, and costs for the preparation, production, and mailing of necessary informational and support materials to be supplied to the community and for meetings. The Coalition estimates that it will require approximately \$6,000 of staff time (primarily in Advisory Committee activities), \$2,000 for related supplies, and approximately \$42,000 in contractual fees in support of the committee work and outreach activity. The Coalition's public outreach in support of the 2011 EPA BCA has been well received by the community and quite successful in facilitating initial

Ranking Criteria for Assessment Grants – City of Cheyenne, WY Coalition Partnership

investment interest and community 'buy-in' for the West Edge revitalization project. Funds are requested under the "contractual" categories to allow consultants working on the project implementation to participate in the public meetings.

ii. Budget Table for Assessment Work [5 Points] – EPA Brownfields Coalition Assessment Grant

Projected Budget for Assessment Work - EPA Brownfields Coalition Assessment Grant

Lower Capitol Basin Project; City of Cheyenne, Wyoming

Description of Task	Task 1 Inventory Planning	Task 2 Environ. Site Assess.	Task 3 Programmatic Costs	Task 4 ABCA	Task 5 Community Outreach	Total Budget
Travel - H						
Travel - P			\$6,000			\$6,000
Contractual * - H	\$27,000	\$306,000	\$15,000	\$26,000	\$26,000	\$400,000
Contractual * - P	\$30,000	\$124,000	\$12,000	\$10,000	\$18,000	\$194,000
Total Budget	\$57,000	\$430,000	\$33,000	\$36,000	\$44,000	\$600,000

H – hazardous substances; P – petroleum

* - The Coalition will comply with procurement procedures outlined in 40 CFR 31.36

c. Ability to Leverage Funds [5 Points] - Obtaining assessment grant funds remains a critical step in initiating brownfield redevelopment projects. Such funds allow for the completion of initial steps in this process and include cost coverage for such crucial elements as public outreach, site selection, and site assessments to identify properties that would need to undergo remediation prior to redevelopment. Downtown Cheyenne and the West Edge have received approximately \$40 million in recent public and private investment. Recent public investments include the \$7 million City Center parking structure and the newly renovated Union Pacific Depot and the new Depot Square Plaza at a combined cost of \$9 million. Moreover, a 10-story, \$15 million dollar Hilton Garden Inn Hotel is scheduled to begin construction in the first quarter of 2016 on a vacant parking lot owned by the Dinneen family inside the West Edge and serve as an anchor project. Coalition efforts over the past four years have now resulted in the sale of the iconic steam plant for \$1.4 million and potentially the Holmes Block for \$1.2 million, both also scheduled to begin renovation in 2016. Resources leveraged to ensure continued investment in the West Edge include:

- *2011 Brownfield Coalition Assessment Grant*, \$1 million in Federal EPA grant funds – This grant has been used to complete initial planning activities and to conduct Phase I and Phase II assessments in order to identify contaminants and encourage reinvestment. To date, the Coalition has completed 28 Phase I and 7 Phase II assessments.
- *Brownfield Revolving Loan Fund Cleanup Grant*, \$1 million in Federal EPA grant funds and \$200,000 in local match from 6th Penny Tax – The revolving loan fund will be used to assist property owners with the cleanup of contaminated brownfields sites and prepare them for redevelopment.
- *Special Purpose Use Tax*, \$4.8 million in local funds (6th Penny Tax) allocated for matching funds for state and federal grant pursuits and for land acquisition to advance storm water and water quality projects within the West Edge.
- *Capitol Basin Drainage & Economic Development Grant*, \$135,225 in federal funding from the City of Cheyenne HUD Community Development Block Grant allocated for property acquisitions leading to added storm water management facilities within the West Edge.
- *Section 319 Funding*, estimated \$450,000 in State funds from the Wyoming Nonpoint Source Task Force is (federal funds given to the State for their reallocation) allocated for the Lower Capitol Basin

Ranking Criteria for Assessment Grants – City of Cheyenne, WY Coalition Partnership

Sediment Trap/Wetland project planned for City Pump House and Snyder Avenue Properties, which will improve storm water management and create green space within the West Edge.

- *FEMA PDM Funding*, \$3 million in federal funding for the Civic Center Commons flood control project, a significant phase of critically needed storm drainage infrastructure for the West Edge.
- *EDA Grant Funding*, \$1.7 million in federal funding for the 26th Street storm sewer project, an important part of the overall flood control infrastructure needed for the West Edge and Lower Capitol Basin.
- *Wyoming State Consensus Funding*, \$1.4 million in state funding as a match for the 26th Street project.

Documentation for these leveraged resources is included in Appendix D. The Coalition is fully committed to this project and is willing to meet the assessment costs not met through this grant and match as necessary through the use of general tax revenues, Tax Incremental Funding, in-kind assistance from qualified Coalition staff, and through the pursuit of other grant options. Our leveraging strategy for our initial 2010 EPA BCA has resulted in nearly \$16 million above and beyond the EPA's initial \$1 million investment into the West Edge. Continued EPA investment will help the Coalition to continue its successful track record.

3. Community Engagement and Partnerships [35 Points]

a. Plan for Involving Targeted Community and Communicating Project Progress [15 points]

i. Community Involvement Plan [10 Points] - The Coalition has developed a Comprehensive Brownfield Program. The initial BCA grant set a foundation for focusing planning and implementation efforts on achieving the vitality and vibrancy of an attractive, inviting, and livable place in the West Edge. Assessment activities have already been completed at 4 of the 5 initial catalyst sites with private investment occurring in two of them. The City has also received a 2013 EPA BF RLF Cleanup Grant and intends to use the grant to provide remediation seed money for the properties within the West Edge.

The 2011 EPA grant included funding for community involvement in shaping a vision for the West Edge. Several meetings were held in 2012 and 2013, and community input was gathered through a MindMixer (MySidewalk) website. Through this extensive community visioning process, the City developed the West Edge Visionary Blueprint, which was recently completed in June 2014. A public hearing and review of the document was held on August 4, 2014. This blueprint contains preliminary visions for each of the catalyst sites and creates the beginning of a plan to transform the former industrial center of the West Edge into a vibrant community center (www.cheyennewestedge.com). In 2012 the voters of Laramie County, Wyoming approved a special purpose optional tax known as the "6th Penny" to direct \$4.8 million to storm water management in the West Edge. The funding has been used as matching grant funds and for property acquisitions. Cheyenne understands the positive impact that coordinated planning and design can have on a community. The Coalition is committed to continuing this trend of community involvement throughout the implementation of a second EPA Assessment grant. Upon award, the City will incorporate its Brownfields Advisory Committee (BAC) to continue to serve as the public outreach forum for the brownfields project. Following site inventory, the prioritization process will involve the community through notices in the local newspaper, the City website, and at public informational meetings. The goal of these outreach strategies will be to solicit public input and to continue to educate the community about project goals. The community will be kept informed throughout the entire project through public meetings, project updates posted on the City's MindMixer website, and through flyers and other publications. Moreover, the City will continue to solicit input as appropriate from private and public entities. The City just hosted its initial WestFest in September, which incorporated a successful planning workshop. This WestEdge Kick-Off Party was sponsored by a local West Edge business.

ii. Communicating Progress [5 Points] - Continuing our commitment to public engagement, we will use our website (www.cheyennewestedge.com) to inform the public about upcoming meetings and events. Events

Ranking Criteria for Assessment Grants – City of Cheyenne, WY Coalition Partnership

are regularly posted to the Public Meetings Calendar. Minutes of public meetings are also posted online. Additional activities will include public notification of the grant and the process of community involvement in the local newspaper and outreach information will be made available for public review at City Hall. WestFest is planned as an annual event going forward and is an innovative and effective way to communicate all things West Edge. We are currently working with our local business sponsors to have the WestFest better promoted as well as better funded in an effort to make it bigger and better in the years to come. We will continue to tie this event to workshops and public outreach events for the West Edge.

b. Partnerships with Government Agencies [10 Points] - The City recognizes the need for involvement of multiple authorities and local offices and realizes the importance of developing intergovernmental agreements. Relationships between the City and other government and local agencies were developed during the creation of the Comprehensive *PlanCheyenne* and the initial BCA planning and implementation efforts. The City and the other members of the Coalition have a strong track-record of cooperation with both public and private partnerships. Close and positive cooperation exists between the City of Cheyenne, Laramie County, and the WDEQ. The Coalition has worked closely with the WDEQ with the assessment of contamination at sites included in the 2011 assessment grant. The WDEQ plays an important role in the Brownfield redevelopment process when RAPs and ABCAs are prepared prior to site remediation.

i. Local/State/Tribal Environmental Authority [5 Points] - The Coalition also recognizes the need for involvement of multiple authorities and local offices, and realizes the importance of developing intergovernmental agreements. Relationships between the Coalition and other government and local agencies were developed during the creation of the plans set forth under *PlanCheyenne*. These additional “team players” have been involved with the Coalition members in the past and currently on community projects and planning and will likely be involved during the implementation of our second Assessment Grant. They include the Board of Public Utilities (BOPU), the WDEQ, the Downtown Development Authority, LEADS (the non-profit Cheyenne-Laramie County Corporation for Economic Development), the Cheyenne Metropolitan Planning Organization (MPO), Laramie County School District #1, non-profit organizations, Laramie County, and the State Land Board. The implementation of *PlanCheyenne* has strengthened these relationships.

ii. Other Governmental Partnerships [5 Points] - Modeling the success of a recent conference coordinated by the City Planning staff, Cheyenne has the ability to bring together diverse partners to initiate successful redevelopment initiatives. The conference mission was to bring together developers, businesses, and lending institutions in order to foster relationships between the best from each of these realms to advance momentum for community development and preservation. The topic of West Edge was visited and could be expanded upon greatly at future events. This event could become an annual forum, with future sessions focusing on infill and environmental remediation.

c. Partnerships with Community Organizations [10 points]

i. Community Organization Description & Role [5 Points] - Community based organizations that have been contacted regarding the proposed project and that have shown their support of this project and will participate in Brownfield planning and redevelopment activities include the following: (Letters of support from our involved community organizations are located in Attachment D.)

Cheyenne-Laramie County Corporation for Economic Development - Cheyenne LEADS
Randy Bruns, CEO; One Depot Square; 121 West 15th Street, Suite 304; Cheyenne, WY 82003-1045
The Cheyenne-Laramie County Corporation for Economic Development (Cheyenne LEADS) is a private, non-profit economic development organization serving both the City of Cheyenne and Laramie County.

Ranking Criteria for Assessment Grants – City of Cheyenne, WY Coalition Partnership

This organization works to position Cheyenne and Laramie County as a prime location for new and expanding business in an effort to keep the economy of the community vital and growing. This organization has an interest in the proposed project as it will further their mission for expanding business and keeping the economics of the region healthy.

Wyoming Business Council

Shawn Reese, Chief Executive Officer; 214 West 15th Street; Cheyenne, Wyoming 82002-0240;

The Wyoming Business Council focuses public and private efforts to building a strong job creation base accomplished through the Council by providing assistance for existing and start-up Wyoming companies. This group has an interest in the project as they understand that without an initial assessment of the properties in the West Edge, redevelopment is highly unlikely. Grant funds would most directly benefit low and moderate income people, and would help revitalize the Downtown area by drawing new businesses.

ii. Letters of Commitment (5 points) – See Attachment to Proposal

4. Project Benefits [25 Points]

a. Health and/or Welfare and Environmental Benefits [10 points]

i. Health and/or Welfare Benefits [5 Points] - An additional assessment grant will assist Cheyenne in continuing to promote a vibrant, equitable, and healthy community through the redevelopment of the West Edge brownfields that will:

- Eliminate blight and increase the quality of life for residents
- Promote a walkable community and revitalize the West Edge by redeveloping property
- Create new opportunities for sustainable developments
- Enhance the environmental quality, health, and safety in the community

The continued emphasis on community engagement that will accompany implementation of this grant will increase community awareness of potential public health and environmental contamination issues associated with the brownfield sites. As the extent and nature of environmental contamination is determined, community members will better understand how to limit their exposure to contaminants. This community engagement will also facilitate the eventual redevelopment of these sites, as residents will become aware of the many benefits associated with reusing brownfield sites as opposed to expanding development to greenfield sites.

ii. Environmental Benefits [5 Points] - The City of Cheyenne and the community have long been interested in remediating, developing, and revitalizing properties in the West Edge and lower downtown. The City has taken a proactive approach to identify and redevelop some of these properties. For example, the Union Pacific Railroad Depot is the centerpiece of downtown Cheyenne. Restoration of the UP Depot and public investment totals more than \$14 million in the last 10 years. Other properties have great potential for redevelopment, including all of the catalyst sites from our initial BCA efforts. The iconic steam plant on the west side of the West Edge is now in escrow with a sale scheduled for early January 2016. This property was the site of a former manufactured gas plant. Its redevelopment will set the pace for revitalization of the West Edge and is a direct result of the Coalition's efforts since initiating our first BCA grant in 2011.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse [8 points]

i. Policies, Planning, and Other Tools [5 Points] - The City of Cheyenne uses planning and zoning as a key tool to encourage dense development and maximize the use of limited land area, particularly in our target neighborhoods. Dense land use development has the potential benefit of using existing infrastructure and reducing vehicle emissions by encouraging a greater share of pedestrian, bicycle, and transit use. These

Ranking Criteria for Assessment Grants – City of Cheyenne, WY Coalition Partnership

zoning regulations are intended to promote pedestrian-friendly, compact, mixed-use development. Our current code establishes key design criteria for new development and the adaptive reuse of existing structures. The code includes a streamlined approval process, density, and mixed use incentives. It takes advantage of existing infrastructure, including existing power, sewer, and water infrastructure that has serviced the sites before. Linear trails and pedestrian pathways connecting the neighborhoods to key locations downtown will once again create a walkable community. Providing pathways for pedestrians and bikers will reduce impacts on local roadways while improving quality of life in our communities. Brownfield Redevelopment in the West Edge creates opportunities for green building and green infrastructure as part of redevelopment.

ii. Integrating Equitable Development or Livability Principles [3 Points] - The West Edge project will improve livability by promoting affordable housing in our target area, increased economic activity in our near downtown, creation of new park amenities, and improved housing stock and improved water quality in nearby Crow Creek in keeping with EPA Region 8's Regional Priorities. Redevelopment of residential neighborhoods in our target area will support existing healthy communities as well as improve residential access to greenspace, recreational property, transit, and other institutional uses. Redevelopment of our many contaminated sites and abandoned properties in the West Edge will create new greenspace. Civic Center Commons and Pumphouse Park will specifically improve the quality and quantity of low-income, affordable housing for our downtown residents. New housing will include energy-efficient units to promote sustainability and help manage resident utility costs. Proximity to our target area park amenities, greenspaces, and associated revitalization projects provides opportunities for residents to access low-cost resources.

c. Economic and Community Benefits (long-term benefits) [7 points]

i. Economic or Other Benefits [5 Points] - The goals of Cheyenne and the community outlined in *PlanCheyenne* include integration of parks and trail systems, concentrating growth within established urban areas (i.e., infill), maintaining viable agricultural and ranch lands, conserving natural and cultural resources, and developing properties for business and residential use in an effort to foster vital employment and activity centers. Implementation of these goals in such areas as the West Edge will benefit the community in a number of different ways that trickle down or directly impact the local economy. Redevelopment of the 15th Street parking lot will allow for increased water quality features. The Old Steam Plant property contains an historic and architecturally significant building which is currently in a state of disrepair. Restoration of this property would allow for development of mixed use including retail, business offices and residential space. This would in turn generate an increased tax base and increase the value of surrounding properties. Cleanup of vacant blighted properties in conjunction with the creation of critically needed stormwater management infrastructure to solve flooding and water quality issues will promote infill development by relieving potential investors of financial burden and perceived risk. Expanding the existing trail system and linking this system to the regional Greenway and other key features in the City will provide alternative means of transportation and promote healthy activities instead of driving, thereby reducing the local dependency on automotive traffic and consumption of fossil fuels. Redeveloping selected Brownfield properties into affordable housing developments will also help retain the local workforce and the future workforce that will arrive due to projected growth.

The value of Cheyenne's Historic "West Edge" with its agricultural and industrial heritage is now recognized and embraced by our community. This is a direct result of the Coalitions' efforts managing and executing the 2011 BCA planning and public outreach programs. The district has been challenged in the past by vacancy and neglected properties resulting in the perception of the West Edge and areas of the historic

Ranking Criteria for Assessment Grants – City of Cheyenne, WY Coalition Partnership

downtown core as a whole as unsafe and undesirable. The community is now investing in some of the West Edge brick warehouses that provide visible and enduring landmarks and icons for downtown. These targeted investments will help spark additional private-sector investment from the momentum our West Edge initiative is creating. The proposed program for continued site identification, prioritization, and environmental assessment will provide vital knowledge to stimulate remediation and redevelopment at priority sites that can then act as additional catalysts for further market-driven community reinvestment. Many of the sites within the West Edge are strongly positioned for redevelopment or created public space, based on their accessible, visible locations, yet have not been redeveloped due to the significant challenges posed by blight, real or perceived contamination, and potential environmental concerns.

ii. Job Creation Potential: Partnerships with Workforce Development Programs [2 Points]- A key initiative for this grant effort is to train local workers who can play a key role in the assessment process. If selected, we seek to partner with Wyoming Department of Workforce Services (DWS), which provides job placement and training to individuals in Wyoming, helping to build a workforce to meet the changing demands of Wyoming's diverse businesses, citizens and economy. We will also look to use the Governor's new initiative, Wyoming Grown, to attract employees with roots in the Cowboy State back to emerging jobs in the Cheyenne area as well as the Veterans Employment and Training Program to encourage job training and placement related to environmental remediation.

5. Programmatic Capability and Past Performance (40 points)

a. Programmatic Capability (28 points)

The City has been awarded federal funds on numerous occasions in recent years. The City has successfully managed the grants and all applicable funding requirements required by the grant and A-133. The City Treasurer, Lois Huff, has consistently met the specific A-133 audit requirements. Additionally, Ms. Huff and her staff have successfully managed many federal grants and always received a "clean" audit opinion with no adverse findings. Based upon our previous grant management experience, the City of Cheyenne is well qualified to undertake the responsibilities associated with an Assessment Grant, including completion and submittal of a Cooperative Agreement and Work Plan to the EPA, enrollment in the Automated Standard Application for Payments system, and submittal of progress reports to the EPA Region 8 Office, including specifying the assessment tasks completed, financial tracking, and proposed grant activities. Cheyenne has a strong record of hiring and retaining talented and qualified staff. The PMT approach ensures that multiple City staff members are knowledgeable and up-to-date on the brownfields projects we will be pursuing. Should turnover of a key position occur, the City will recruit new staff members with the qualifications and skills to be an effective part of the ongoing West Edge project PMT. In addition to using City staff, Cheyenne also plans to continue a contractual relationship with an environmental consulting firm that maintains expertise in environmental assessment and brownfields redevelopment to assist with the inventory and prioritization process, site assessment, community outreach, day-to-day grant management activities, and other eligible programmatic activities allowed. The City intends to release a RFP for these services following US EPA's requisite Request for Proposal guidelines.

b. Audit Findings (2 points)

The City of Cheyenne has had no adverse audit findings with any of our State or Federal loans or grants. We will use USEPA Brownfields Assessment Grant funds in accordance with all requirements and conditions set forth by USEPA. In compliance with federal guidelines, the City will retain consultants to assist in the management of specific aspects of the grant should we lose the necessary in-house expertise.

c. Past Performance and Accomplishments (10 points)

Ranking Criteria for Assessment Grants – City of Cheyenne, WY Coalition Partnership

i. Currently or Has Ever Received an EPA Brownfields Grant [10 points]

1. Compliance with Grant Requirements (5 points) and 2. Compliance with Grant Requirements (5 points)

The City of Cheyenne will be acting as the Coalition Lead and point of contact for all grant activities should an EPA Assessment grant be awarded. The City has successfully managed federal grants and all applicable funding requirements under OMB Circular A-133. Our City Treasurer, Deputy City Treasurer, and City Grants Manager all have significant grant management experience. Our Special Projects Director, Bob Bradshaw, has worked for the City for 31 years. Mr. Bradshaw was responsible for managing both the \$14 million U.P. Depot renovation and the \$20 million downtown parking structure. He has been involved with management of the West Edge and will continue to be responsible for coordinating the follow-through and implementation of the project. City Treasurer, Lois Huff, will be responsible for the financial tracking of the project. Lois has over 22 years of experience in finance, serving as an independent auditor and then working for the City of Cheyenne. As City Treasurer, Ms. Huff has been responsible for compliance of grant requirements, paying project invoices and following grants through to completion. Ms. Huff administered the most recent BCA grant and is currently administering the City's EPA RLF. The City received a "clean" audit with no findings this past year.

The Cheyenne Coalition has previously applied for and received a \$1,000,000 USEPA Brownfields Assessment Grant in FY11 and also received a \$200,000 USEPA Area Wide Planning Grant in FY15 and a \$1,200,000 EPA RLF grant in FY13. We have a history of successfully managing a broad range of grants and consistently performing to the standards of their agreements including meeting reporting requirements, adhering to work plans, and documenting outcomes. The following is a summary of each of three EPA grants that have been awarded to Cheyenne:

- FY2011 USEPA Brownfields Assessment Grant, \$1,000,000 - As of the date of this application, the Cheyenne Coalition has expended 100%, or nearly so, of the \$1,000,000 award, and the grant is expected to be closed out in the fourth quarter of 2015. 28 Phase I's and 7 Phase II's have been conducted. Additional funding is needed to maintain the momentum behind Cheyenne's West Edge revitalization project.
- FY2015 USEPA Area Wide Planning Grant, \$200,000 - This grant is approximately 50% complete and is expected to be closed out during the first quarter of 2016.
- FY2014 USEPA Revolving Loan Fund Grant, \$1,200,000 - There have not yet been any expenditures to date for the RLF but, there is now considerable interest from potential developers in the West Edge to begin accessing these funds. The City has and will continue to complete all quarterly reporting and entries to the EPA ACRES database system. ACRES will continue to be updated on a quarterly basis in conjunction with the programmatic reporting for this grant. In this way, both the field activities and budget expenses will be up to date and processed in tandem with written documentation.

Attachment A:
Threshold Eligibility
Documentation

“West Edge”

Cheyenne, Wyoming

USEPA Brownfield Coalition Partners Assessment Grant

Threshold Criteria for Assessment Grant – Cheyenne, WY Coalition Partners

THRESHOLD CRITERIA FOR CLEANUP GRANTS

1. Applicant Eligibility

The City of Cheyenne (City), together with the Cheyenne Downtown Development Authority (DDA) and Laramie County (County) formed a Coalition to apply for a Coalition Assessment Grant in 2010 to assess properties located in the community's West Edge District. The Cheyenne Coalition is interested in continuing their successful West Edge efforts by assessing additional properties and catalyst sites not surveyed in their original Phase I and Phase II efforts under the 2011 Assessment Grant. The City of Cheyenne will again be the grant recipient and is a general purpose unit of local government. Laramie County is also a general purpose unit of local government. The DDA was created by the City Council of Cheyenne in December, 1983. Resolution No. 2743 entitled "A Resolution Electing to Create and Establish a Downtown Development Authority" documents the DDA's eligibility and is included as Attachment A. Letters of commitment from Coalition members are included as Attachment B.

2. Letter from State or Tribal Authority

Ms. Cindy Martinez, Hazardous Waste-Voluntary Remediation Program Senior Project Manager with the Wyoming Department of Environmental Quality, has reviewed the information pertaining to the proposed project and has provided a letter of support. A copy of this letter is in Attachment C.

3. Community Involvement

The City has monthly committee meetings that are open to the public. During these meetings there will be extensive opportunities to discuss this project. Our Project Management Team will update the Mayor every month on our work and will include a briefing on the progress of the brownfield assessment and future cleanups as part of this report. An advisory group will be formed of neighborhood and community interests to advise us on planning, cleanup, and reuse phases. We will actively seek to identify concerns that residents have and respond to these in a quick and constructive manner. This will be done through frequent surveys and polling both paper and electronically, door-to-door outreach, and a close monitoring of our social media channels. We will identify and reach out to sensitive populations through our partnerships with community organizations. Progress will be communicated through public notices and frequent updates posted at the project site; in email blasts and bulk mailings to people in our database, which numbers thousands of residents; and through posting notices at the public library, city hall, churches, grocery stores, restaurants, preschools, and elsewhere.

4. Site Eligibility and Property Ownership Eligibility

The applicant is requesting a Coalition Assessment Grant which must be a community-wide proposal; therefore, site and property ownership eligibility criteria do not apply at this time.

Attachment B:
Letter of Support
from State Regulatory Authority

“West Edge”

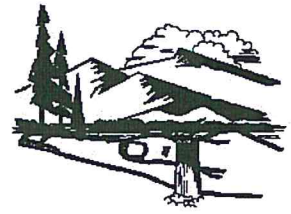
Cheyenne, Wyoming

USEPA Brownfield Coalition Partners Assessment Grant



Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Matthew H. Mead, Governor

Todd Parfitt, Director

December 9, 2015

Mr. Bob Bradshaw
Projects Director
City of Cheyenne
2101 O'Neil Avenue
Cheyenne WY 82001

RE: Letter of Support for USEPA FY 2016 Brownfields Assessment Grant Application for the City of Cheyenne, WY Coalition Partnership

Dear Mr. Bradshaw:

The Wyoming Department of Environmental Quality Voluntary Remediation Program (WDEQ/VRP) wishes to express our full support for the Cheyenne, Wyoming Coalition Partnership's application for a USEPA FY 2016 Brownfields Assessment Grant. Brownfields remediation is critical to protecting and restoring the environment, protecting human health and strengthening local economies.

As in many communities nationwide, Cheyenne has experienced the steady decline of its historic, original downtown area. The vacant buildings and neglected parcels in the West Edge have acted as disincentives to redevelopment for some time, and additional assessment funds will contribute to the project's aim of identification, assessment and cleanup of contaminated properties, allowing for beneficial reuse of those properties. As contaminated properties are identified and assessed, it is the expectation that those properties will be enrolled in the VRP for cleanup.

The City of Cheyenne's West Edge project seeks to assess and plan for sustainable redevelopment of the largely underutilized 85 block area near downtown Cheyenne. Among the project goals is design and implementation of green space and commons areas in the West Edge footprint, thus preserving undeveloped open lands, and is in direct alignment with the goals of the VRP.

The Voluntary Remediation and Brownfields Assistance Programs look forward to working with the City of Cheyenne, WY Coalition Partnership to ensure properties and parcels located within the West Edge footprint are properly assessed and cleaned up (if needed) in accordance with the VRP's protocols and procedures. Please don't hesitate to call me at 307-777-2948, or email me at cindi.martinez@wyo.gov if you'd like to discuss this letter of support

Sincerely,

Cindi Martinez
Natural Resources Program Principal
Voluntary Remediation Program

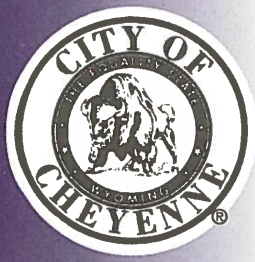
cc: Vickie Meredith, 510 Meadowview Drive Lander, WY 82520

**Attachment C:
Documentation
for Leveraged Funding**

“West Edge”

Cheyenne, Wyoming

USEPA Brownfield Coalition Partners Assessment Grant



www.cheyennecity.org ●

December 16, 2015

Bob Bradshaw
Projects Director
2101 O'Neil Avenue
Cheyenne, WY 82001

RE: Leveraged Funding

Dear Bob,

I am providing this letter to assist in exhibiting by what means the City of Cheyenne has leveraged funds for various projects encompassed within the West Edge District.

The City received an EDA Grant for the 26th Street Interceptor Project in the amount of \$1,689,000. It requires a match of \$1,689,000 that we have funded with a SLIB Consensus grant of \$1,385,217 and 6th Penny funds in the amount of \$304,383.

A grant from the EPA was received in the amount of \$400,000 with a revolving loan fund component in the amount of \$600,000. The City will fund the designated match of \$200,000 with \$150,000 of Impact Assistance funds and \$50,000 from 6th Penny funds.

The City entered into a contract with DHM Design for the West Edge Area Wide Plan in the amount of \$255,000. MPO provided \$60,000 to be put toward the streetscape and right-of-way portion of the contract.

An EPA 319 Grant was received in the amount of \$419,600 with a required match of \$279,733 which will be funded by an EPA/SLIB Grant/Revolving Loan Fund that was received in the amounts of \$250,000 and \$750,000 respectively.

The City also received a Pre-Disaster Mitigation Grant from WHOS/FEMA in the amount of \$3,000,000 that requires a \$2,473,733 match. The majority of the match, \$1,236,867 will come from a SLIB/MRG grant and \$135,225 will come from funds received from a CDBG grant.

This is a general overview of the various grants received and how funds were leveraged to provide match monies. Please feel free to contact me with any questions you may have or should you need additional details.

Sincerely,

Denise Freeman
Budget Analyst

City Of Cheyenne

West Edge
Funding Summary

Project	Description	Funding Agency	GL Account Number	Grant Amount	Loan Amount	6th Penny Amount	Other Amount	Total Project Funds	Total Expended	Balance	Notes
130001 - West Edge Planning	West Edge Capital Planning	SLIB Consensus	011-21-2111-40-86905	100,000	-	-	-	100,000	100,000	-	Applied towards Ayres contract #5781 mods 3&4
130001 - West Edge Planning	Brownfield Assessment	EPA	025-21-2111-40-46509	1,000,000	-	-	-	1,000,000	945,707	54,293	Includes Ayres contract -#5781 for \$971,000
130001 - West Edge Planning	Ayres Contract Mods	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	447,256	-	447,256	434,689	12,567	Ayres Mods #1-4
130001 - West Edge Planning Total				1,100,000	-	447,256	-	1,547,256	1,480,396	66,859	
150013 - 26th Street Interceptor	26th Street Storm Interceptor	EDA	025-21-2111-42-46541	1,689,600	-	-	-	1,689,600	-	1,689,600	Requires \$1,689,600 match
150013 - 26th Street Interceptor	26th Street Storm Interceptor	SLIB Consensus	011-21-2111-42-86964	1,385,217	-	-	-	1,385,217	-	1,385,217	SLIB will be used for Non-Fed Match
150013 - 26th Street Interceptor	26th Street Storm Interceptor	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	304,383	-	304,383	-	304,383	6th Penny will make up remainder of match
150013 - 26th Street Interceptor Total				3,074,817	-	304,383	-	3,379,200	-	3,379,200	
150018 - West Edge Grant Writing	Ayres Contract Mod #5	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	70,000	-	70,000	69,320	680	Ayres contract #5781 Mod #5
150018 - West Edge Grant Writing Total				-	-	70,000	-	70,000	69,320	680	
150019 - West Edge Revolving Loan Fund	RLF	EPA	091-21-2111-40-43497 025-21-2111-40-46509	400,000	600,000	-	-	1,000,000	-	1,000,000	\$200K Match from Impact Assistance/6th Penny
150019 - West Edge Revolving Loan Fund	Impact Assistance Funds/Match	City of Cheyenne-Impact Assistance	001-21-2113-40-43418	-	-	-	100,000	100,000	11,627	88,373	RLF Match-Impact Assistance Funds-Ayres #6275
150019 - West Edge Revolving Loan Fund	6th Penny Designated for Match	City of Cheyenne-6th Penny	030-20-2041-42-43420			100,000		100,000	-	100,000	RLF Match-6th Penny
150019 - West Edge Revolving Loan Fund Total				400,000	600,000	100,000	100,000	1,200,000	11,627	1,188,373	
160001 - West Edge Area Wide Plan	Area Wide Planning	EPA	025-21-2111-40-46509	200,000	-	-	-	200,000	-	200,000	DHM Design Contract (\$255,000)
160001 - West Edge Area Wide Plan	Area Wide Planning	MPO	26-20-2033-42-21301	-	-	-	60,000	60,000	-	60,000	Funds to be used for Streetscape/Right-of-way
160001 - West Edge Area Wide Plan Total				200,000	-	-	60,000	260,000	-	260,000	
160002 - 15th Street Wetland	Wetland 319 Project	DEQ/EPA	025-21-2111-40-46509	419,600	-	-	-	419,600	-	419,600	Match - \$279,733 will come from 6th Penny
160002 - 15th Street Wetland	6th Penny Designated for Match	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	279,733	-	279,733	-	279,733	6th Penny 40% Match for Wetland 319 Project
160002 - 15th Street Wetland	CWSRF (Clean Water RLF)	EPA/SLIB*	025-21-2111-40-46509 025-21-2111-40-46540	250,000	750,000	-	-	1,000,000	-	1,000,000	Loan Pmt will come from 6th Penny. Due 10.31.18
160002 - 15th Street Wetland Total				669,600	750,000	279,733	-	1,699,333	-	1,699,333	
160003 - Civic Center Commons	CDBG	CDBG	018-19-1930-44-86615	135,225	-	-	-	135,225	-	135,225	Must be spent by 12.31.15
160003 - Civic Center Commons	Pre-Disaster Mitigation (PDM) Grant	WOHS/FEMA	025-21-2111-42-46542	3,000,000	-	-	-	3,000,000	-	3,000,000	\$2,473,733 Match Required - MRG/6th Penny
160003 - Civic Center Commons	MRG/Capitol Basin Flood Control	SLIB		1,236,867	-	-	-	1,236,867	-	1,236,867	To be used for FEMA grant match
160003 - Civic Center Commons	6th Penny Designated for Match	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	1,236,866	-	1,236,866	-	1,236,866	To be used for FEMA grant match
160003 - Civic Center Commons	Community Enhancement Grant	WBC		500,000	-	-	-	500,000	-	500,000	Enhancement/Beautification
160003 - Civic Center Commons Total				4,872,092	-	1,236,866	-	6,108,958	-	6,108,958	
Impact Assistance Funds	Impact Assistance Funds	City of Cheyenne-Impact Assistance	001-21-2113-40-43418	-	-	-	50,000	50,000	2,180	47,820	Impact Assistance - Miscellaneous
Impact Assistance Funds Total				-	-	-	50,000	50,000	2,180	47,820	
6th Penny	Misc Expenditures	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	132,348	-	132,348	132,348	-	6th Penny - Miscellaneous
6th Penny	Designated for Loan	City of Cheyenne-6th Penny*	030-20-2041-42-43420	-	-	750,000	-	750,000	-	750,000	6th Penny designated to repay CWSRF Loan
6th Penny	Undesignated	City of Cheyenne-6th Penny	030-20-2041-42-43420	-	-	1,479,414	-	1,479,414		1,479,414	Available 6th Penny Funds
6th Penny Total				-	-	2,361,762	-	2,361,762	132,348	2,229,414	
Grand Total				10,316,509	1,350,000	4,800,000	210,000	16,676,509	1,695,870	14,980,638	

* 6th Penny Funds are earmarked to pay the \$750K CWSRF Loan

Attachment D:
Letters of Commitment
from Community Stakeholders

“West Edge”
Cheyenne, Wyoming
USEPA Brownfield Coalition Partners Assessment Grant



December 14, 2015

Bob Bradshaw, Special Projects Director
City of Cheyenne
2101 O'Neil Avenue
Cheyenne, WY 82001

RE: Cheyenne West Edge District: USEPA Brownfields Combined Hazardous Materials and
Petroleum Assessment Grant

Dear Mr. Bradshaw:

The Cheyenne-Laramie County Corporation for Economic Development (Cheyenne LEADS) was founded in 1987 as a private, not-for-profit economic development organization serving as the economic development entity for the City of Cheyenne and Laramie County, Wyoming.

Our organization seeks to be recognized as a premier economic development organization that brings progress and prosperity to the entire community of Laramie County. This is accomplished through positioning Cheyenne and Laramie County as a location of choice for new and expanding businesses.

Cheyenne LEADS is writing in support of the West Edge Brownfield Coalition's (the Coalition) application for an EPA Brownfield's Coalition Assessment Grant. We understand the Coalition is seeking a \$600,000 grant to continue its community-wide Brownfield assessment of hazardous substance and petroleum contaminated sites that fall within an area known as the West Edge District located in the City of Cheyenne (City), Laramie County, Wyoming.

The proactive approach that the City has taken in recent years has enabled positive development in the community's growth and participation in the larger regional economy. This project is in line with the City's mission and long range planning as identified in the "Plan Cheyenne" effort. The preservation and revitalization of the historic Union Pacific Depot, along with many other projects in the City's Downtown and near West Side, have renewed a sense of "historic Cheyenne" while also meeting the needs of a modern and vital community.

The transformation of the area has also encouraged similar efforts by private developers. The ongoing development and redevelopment in this area shows the need for the EPA Brownfield's Coalition Assessment Grant. There is an inherent responsibility to insure that this area is protected and safe. LEADS fully supports the Coalition's plan and commend them for taking such a huge step towards facilitating investment in Cheyenne's West Edge.

Sincerely,
Cheyenne LEADS

Randy Bruns
CEO



T: 307.777.2800 | F: 307.777.2837
214 W. 15th Street | Cheyenne, WY 82002
www.wyomingbusiness.org

December 14, 2015

Mr. Bob Bradshaw
Special Projects Director
City of Cheyenne
2101 O'Neil Avenue, Cheyenne, WY 82001

**RE: Cheyenne West Edge District: USEPA Brownfields Combined Hazardous Materials
and Petroleum Assessment Grant**

Dear Mr. Bradshaw:

The Wyoming Business Council is the state's economic development agency. We provide assistance to existing Wyoming companies and start-ups. We help communities meet their development and diversification needs. We recruit new firms and industries targeted to complement the state's assets.

The Wyoming Business Council supports the West Edge Brownfield Coalition's application for an EPA Brownfield Coalition Assessment Grant. The grant will continue a community-wide Brownfield assessment of hazardous substance and petroleum contaminated sites in an area that falls within an area known as the West Edge District located in the City of Cheyenne, Laramie County, Wyoming.

On October 1, 2015 the State Loan and Investment Board awarded Cheyenne a \$500,000 enhancement grant for the construction of Civic Center Commons, one of the anchor amenities proposed for the West Edge. This amenity is generating additional interest and investment in the West Edge.

The West Edge District is located in a census tract that has a preponderance of low and moderate income people. As such, the area is eligible for New Market Tax Credits as well investments by other federal programs such as Community Development Block Grants. The West Edge Coalition has been successful in facilitating investments into the West Edge from the Economic Development Administration and Housing and Urban Development. Continued investment by the EPA will help the Coalition leverage future public and private dollars for the redevelopment of the West Edge District.

Sincerely,

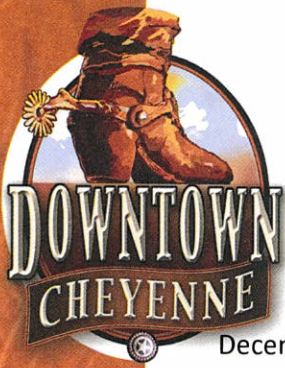
Shawn Reese
CEO

Attachment E:
Letters of Commitment
from Coalition Members

“West Edge”

Cheyenne, Wyoming

USEPA Brownfield Coalition Partners Assessment Grant



December 8, 2015

Bob Bradshaw
Special Projects Director
City of Cheyenne
2101 O'Neil Avenue
Cheyenne, WY 82001
307-637-6328

RE: EPA Brownfield Assessment Grant
\$300,000 Hazardous Substances
Assessment
\$300,000 Petroleum Assessment

Dear Mr. Bradshaw,

Nearly five years ago, the City of Cheyenne approached the Downtown Development Authority (DDA) with an innovative approach to revitalizing our community's core. Flash forward to today; the West Edge program is returning phenomenal dividends and driving investment in Cheyenne. We have witnessed deal announcements on large buildings once thought too far gone to be saved; the iconic Steam Plant is now 'getting some love' after decades of abandonment. This is the power of the Brownfields program!

The DDA has been through some tough times in recent years, but has come out stronger than ever! Our recent mill levy election was successful in doubling our tax support this past September, demonstrating that our stakeholders are supportive of the direction the organization is headed. We are focusing on several large-scale projects that will enable change to advance more quickly in addressing the goals of our organization for restoring the vitality that was once present in Downtown.

While the initial coalition assessment grant has been critical in overcoming the inertia present in downtown, an additional grant will help us to address many more properties who are just now realizing the benefits of the program. The DDA is one such organization. We have just recently embarked on possibly purchasing a downtown building that is causing blight. Environmental studies completed under the first assessment grant will assist us with this project and decisions. However, our future plans could be impacted and slowed considerably without additional support.

DOWNTOWN DEVELOPMENT AUTHORITY
MAIN STREET

1601 CAPITOL AVENUE
CHEYENNE, WYOMING 82001

307-433-9730
DOWNTOWNCHEYENNE.COM

There have also been a number of property owners who have come late to the dance. These are the 'more reluctant' owners who took a wait and see approach to the West Edge, but now realize the benefits of participating in the overall revitalization effort, as they see new business can be generated in currently vacant spaces.

The DDA looks to continue our role supporting and directing the West Edge project. Our growing strength will enable us to help bring resources to the project, including our expanded networking capabilities with area property owners. We have an extensive communications network and will continue highlighting the project in our newsletter and materials. Additionally, we have an approved budget that includes a program that could be used to support redevelopment of West Edge Buildings; our Façade Improvement Program funds are available for buildings in the West Edge to utilize and make a notable difference in the building stock. This program is funded at least \$80,000 for the coming fiscal year with a \$20,000 match coming from the City. The DDA also has funds available for economic development initiatives in the DDA District (including the West Edge). These funds total \$133,000 will be increased by \$125,00 in FY 2017 and could be used for a variety of purposes to support ongoing efforts of our coalition. We also have a Capital Improvement Grant program that is targeted toward streetscape improvements. Funding for the CIG program is budgeted at \$80,000 for FY 2016 and will continue at least that amount in FY 2017.

Finally, I want to extend our thanks from the DDA Board – we have seen an explosion of enthusiasm around investment in the Downtown and West Edge based upon the ongoing support the Brownfields program has provided our community. This is true community development in action and we hope you'll continue to partner with us!

Sincerely,



Amy Surdam,
Executive Director
Cheyenne Downtown Development Authority Main Street



The Board of Laramie County Commissioners

Amber Ash
Chairman

K.N. Buck Holmes
Vice-Chairman

Troy Thompson
Commissioner

Linda M. Heath
Commissioner

Ronald E. Kailey Jr.
Commissioner

Bob Bradshaw
Special Projects Director
City of Cheyenne
2101 O'Neil Avenue
Cheyenne, Wyoming 82001

Dear Mr. Bradshaw,

The Laramie County Board of Commissioners is writing to support your ongoing efforts for the West Edge project. As a coalition partner on the initial 2011 EPA Brownfields Coalition Partners Assessment Grant, we have been enthused at the progress that has been made in advancing redevelopment of the West Edge, and look forward to the continued progress of investment in the neighborhood. We also see the value of cleaning up environmental concerns while also encouraging redevelopment, which benefits the overall Laramie County tax base.

As a coalition partner, we have actively participated in the ongoing Project Management Team meetings that have guided the West Edge project to date. Our team members have played a variety of roles in shaping the outcome of the project and we look forward to continuing that assistance in moving forward to study additional properties. Specifically, our Public Works Director, Rob Geringer, and our Senior Planner, Barbara Kloth look forward to continuing their roles in supporting the project.

We are concerned that without additional assessment funds, many properties in the West Edge area may not be able to receive the information necessary to initiate cleanup and reinvestment scenarios. While several high-profile projects have recently been announced, our Project Management Team has identified a number of properties along the Reed Avenue rail spur that could become priority opportunities with the support of additional assessment grant fund availability.

Thank you for your consideration in supporting this FY 16 Brownfields Coalition Partners Assessment Grant application. Our community has greatly benefitted from the grants provided thus far and we hope to continue the good work we have started!

Sincerely,

K.N. Buck Holmes
Vice- Chairman

Attachment F:

Supplemental Information

“West Edge”

Cheyenne, Wyoming

USEPA Brownfield Coalition Partners Assessment Grant

RESOLUTION NO. 2743

ENTITLED: A RESOLUTION ELECTING TO CREATE AND ESTABLISH A DOWNTOWN DEVELOPMENT AUTHORITY.

WHEREAS, pursuant to W.S. 15-9-201, the Wyoming legislature has declared that the organization of downtown development authorities having the purposes and the powers as set forth in W.S. 15-9-201 through 15-9-223 will serve a public use; will promote the health, safety, prosperity, security and general welfare of the inhabitants thereof; will halt or prevent deterioration of property values or structures within central business districts; will halt or prevent the growth of blighted areas within such districts; will assist municipalities in the development and redevelopment of such districts and in the overall planning to restore or provide for the continuance of the health thereof; and will be of especial benefit to the property within the boundaries of any authority created pursuant thereto; and

WHEREAS, the City Council of Cheyenne, Wyoming, hereby determines it to be in the public interest to create and establish a downtown development authority pursuant to the provisions of W.S. 15-9-201 through 15-9-223;

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING THAT:

SECTION 1. Determination of Need. The City Council of Cheyenne, Wyoming, hereby determines that it is necessary to establish a downtown development authority for the public health, safety, prosperity, security and welfare of Cheyenne, Wyoming, and for carrying out the purposes as set forth in W.S. 15-9-201.

SECTION 2. Passage of Ordinance The City Council shall by ordinance submit, at a special election called for that purpose, the question of the establishment of a downtown development authority.

SECTION 3. Recording and Authentication. This Resolution after its passage and approval, shall be recorded by the Clerk in a book kept for that purpose in the Office of the Clerk and, together with the minutes of the meeting showing its adoption, shall be published as required by law.

INTRODUCED, PASSED AND ADOPTED This 27th day of December, 1983.


Mayor

(S E A L)

ATTESTED:


City Clerk

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
- ☐ Continuation
- ☐ Revision

*** If Revision, select appropriate letter(s):***** Other (Specify):***** 3. Date Received:**

12/17/2015

4. Applicant Identifier:**5a. Federal Entity Identifier:****5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:***** a. Legal Name:**

City of Cheyenne, Wyoming

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

83-6000050

*** c. Organizational DUNS:**

0757581690000

d. Address:*** Street1:**

2101 O'Neil Avenue

Street2:*** City:**

Cheyenne

County/Parish:*** State:**

WY: Wyoming

Province:*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

82001-0000

e. Organizational Unit:**Department Name:****Division Name:****f. Name and contact information of person to be contacted on matters involving this application:****Prefix:***** First Name:**

Bob

Middle Name:*** Last Name:**

Bradshaw

Suffix:**Title:**

Special Projects Director

Organizational Affiliation:

City of Cheyenne, WY

*** Telephone Number:**

307.637.6328

Fax Number:

855-484-6955

*** Email:**

bbradshaw@cheyennecity.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

The City will use the requested Petroleum and Hazardous Materials funds to support brownfield redevelopment in our West Edge District to reduce threats to our residents' health.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant WY-001

* b. Program/Project WY-001

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2016

* b. End Date: 09/30/2019

18. Estimated Funding (\$):

* a. Federal	600,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Bob

Middle Name:

* Last Name: Bradshaw

Suffix:

* Title: Special Projects Director

* Telephone Number: 307-637-6328

Fax Number: 855-484-6955

* Email: bbradshaw@cheyennecity.org

* Signature of Authorized Representative: Cindy Schneider

* Date Signed: 12/17/2015